

Development Authority of Lumpkin County Meeting Minutes
September 15, 2015
Conference Room, Lumpkin County Administration Building

Board Members in attendance: Jim Higdon, John Gaston, J. B. Jones, Adam Emrich, Wyman Walden, Jason Cox present.

Associate Members/Guests in attendance: Steve Gooch, Dee Harris, Hunter Bicknell, Sean Phipps, Joy Edelberg, Sam Norton, Gary McCullough, Jane O’Gorman, Gerald Lewy

Meeting called to order by Chairman Jim Higdon at 9:03 am

Motion to approve agenda: Jason Cox Second: J. B. Jones. Motion carried.

***Motion to approve August 18, 2015 minutes: Adam Emrich. Second: Wyman Walden. Motion carried.

Associate Members Reports:

Mayor McCullough reported the sale of the Parks Building and plans for removing and replacing the building with a boutique hotel. Member Wyman Walden asked if the hotel plans were moving forward. Mayor stated the plans meet all necessary criteria. He noted a second analysis is being done to determine if the historic building can be saved. He noted the new electric car charging station; Georgia Power installed free of charge and city gets the revenue from its usage. Mayor McCullough stated the city is still dealing with parking issues. He reminded everyone of City Council elections. Executive Director Steve Gooch noted that negativity and misinformation on facebook against removing the building and against Ms. Garrett and the hotel project. Considering the condition of the building we need to support her project. Sam Norton agreed we need to work with her to get something usable.

UNG representative Jane O’Gorman reported UNG is ranked #16 for 2016 best public regional university and the most economic school in the region. She invited all to the Honor to Lead program on the 25th from 9am to 12:30pm at the BBT Center for Business Ethics.

Water Authority Executive Director Sean Phipps reported the bids for water line improvements came in over budget. They are working to change the scope of work to reduce costs. Expectation is to create a change order to reduce the project cost and award the contract in today’s meeting.

Financial Report – July & August, 2015. Jason Cox. Jason reported meeting with bookkeeper to discuss issues on July balance sheet. He noted some posting procedures for the construction revenue and expenses have been modified to better report the transactions. Jason stated he is comfortable with the work the bookkeeping service is doing. Motion to accept July & August, 2015 financial reports: Wyman Walden. Second: John Gaston. Motion carried.

Arcadia Update - Executive Director Steve Gooch reported change order #5 is to be paid for by Arcadia. Hunter Bicknell explained that adding windows to the second floor will require trusses to be added at a cost of \$18,264.55. Hunter reported they had worked out some issues for the front corner and the glass should be installed soon.

Motion to approve change order #5 for \$18,264.55 (note: to be paid for by Arcadia): John Gaston. Second: Jason Cox. Motion carried

Executive Director Steve Gooch reported meeting with Refrigiwear about expanding. He explained that BM&K along with Sarah are looking at ways to add cohesive expansion using our adjacent lot. The Development Authority will assist with Bond financing. As expansion is planned we need to repair the roof. We will need to address this project soon with the anticipation of proceeding within 18 months. Steve noted we may need to acquire property to adjust the back property line. Hunter Bicknell expressed the need for the Authority to conduct geotech testing before making any commitments; cost approximately \$3000 to \$4000 for geotech testing. Steve noted the note will have to be refinanced in 18+/- months; probably roll the expansion costs into the refinance. Steve said a good cost estimate for expansion/remodel is 6.5 mil.

***note to correct errors in August minutes already accepted.

1. Change wording from ...change order #4 is final change order... to ...change order #4 is final change order for soil issues...
2. Change ...750,000 gal sewer capacity...to...50,000 gal sewer capacity...
3. Change...80% of work force from Hall County...to...60%...

Motion to adjourn: meeting adjourned at 9:43am

Approved